

MANAGEMENT CERTIFICATE
SUMMERGATE HOMEOWNERS ASSOCIATION, INC.

The undersigned certifies that Investment Management Company is the duly appointed and acting management company for SUMMERGATE HOMEOWNERS ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Summergate Section One and Summergate Re-Plat Section One, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the Texas Property Code.

- Name of Subdivision:**
- Summergate Section One
 - Summergate Re-Plat Section One
- Name of Association:**
- Summergate Homeowners Association, Inc.
- Recording Data for the Subdivision:**
- *Summergate Section One* - Clerk's File No. 2001-086404 [Cabinet Q, Sheets 149-150, Map Records], Official Records, Montgomery County, Texas
 - *Summergate Re-Plat Section One* - Clerk's File No. 2004-120557 [Cabinet W, Sheets 193-194, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:**
- *Declaration* - Clerk's File No. 2007-110856, 2012-052779 and 2017-058083, Official Records, Montgomery County, Texas
- Relevant Instruments:**
- *Articles of Incorporation* - Clerk's File No. 2022-102795, Official Records, Montgomery County, Texas
 - *Certificate of Amendment* - Clerk's File No. 2011-039720, Official Records, Montgomery County, Texas
 - *Bylaws* - Clerk's File No. 2024-010292, Official Records, Montgomery County, Texas
 - *Architectural Control Guidelines & Regulations* - Clerk's File No. 2025-038391, Official Records, Montgomery County, Texas
 - *Payment Plan Policy* - Clerk's File No. 2011-092956, Official Records, Montgomery County, Texas
 - *Records Production Policy* - Clerk's File No. 2011-092957, Official Records, Montgomery County, Texas
 - *Records Retention Schedule* - Clerk's File No. 2011-092958, Official Records, Montgomery County, Texas
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Website:
Transfer/Refinance Fee:
Resale Certificate Fee:
Mailing Address for the Association:
Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or Designated Representative:

- *Assignment & Release of Developer's Rights* - Clerk's File No. 2011-004906, Official Records, Montgomery County, Texas
- N/A
- \$100.00 to Summergate Homeowners Association, Inc.
- \$200.00 to Summergate Homeowners Association, Inc.

Summergate Homeowners Association, Inc.
 1706 Summergate Drive
 Conroe, Texas 77304

Summergate Homeowners Association, Inc.
 Cynthia McNenney, President
 1706 Summergate Drive
 Conroe, Texas 77304
 Tel: 915-240-2120
 Email: cindymcnenney28@aol.com

Signed this 23rd day of April, 2025

SUMMERGATE HOMEOWNERS ASSOCIATION, INC.

Cynthia McNenney
 CYNTHIA MCNENNEY, President

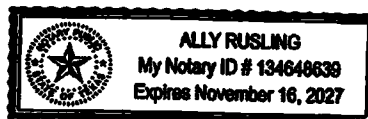
STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 23 day of April, 2025, by CYNTHIA MCNENNEY, President of SUMMERGATE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

Ally Rusling
 Notary Public - State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD

04/23/2025 04:18PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

04/23/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas